

Compatible Development in Single-Family Neighborhoods

***Community Workshop #1
September 10, 2008***



Community Workshop Agenda

September 10, 2008

West Senior Center -909 Arapahoe Avenue

6:30 - 7:15

Presentation

Noré Winter and Abe Barge - Winter & Company

- Project scope
- Defining neighborhood character
- Overview of existing regulations
- Redevelopment trends
- Potential Tools

7:15 - 8:30

Workshop Activities

- Activity 1 (individual): Problem definition and potential issues
- Activity 2 (group): Defining different contexts
- Activity 3 (group): Analyzing potential new construction

8:30

Wrap-Up

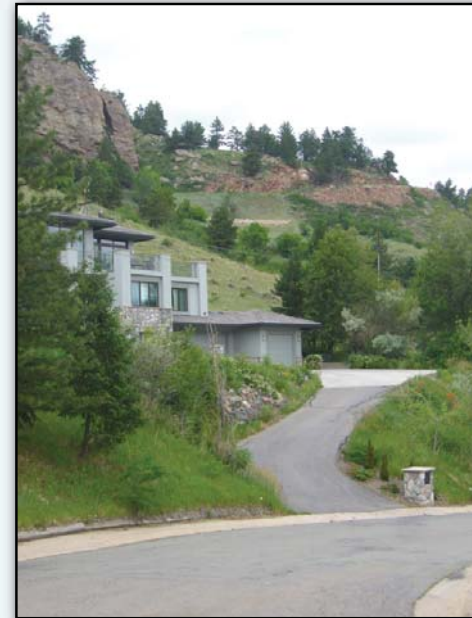
Initial Problem Definition

“To address the impact on existing established neighborhoods of new construction and additions that are incompatible in scale and bulk with the character of the neighborhood”

Initial Project Objectives

1. **Retain flexibility for people to alter their homes as needs change...**
2. **Promote variety...**
3. **Ensure that (properties) with characteristics different from one another are treated fairly and equitably...**
4. **Address unintended consequences (appeal or variance)...**
5. **Analyze broad economic impacts...**

From City Council Directive

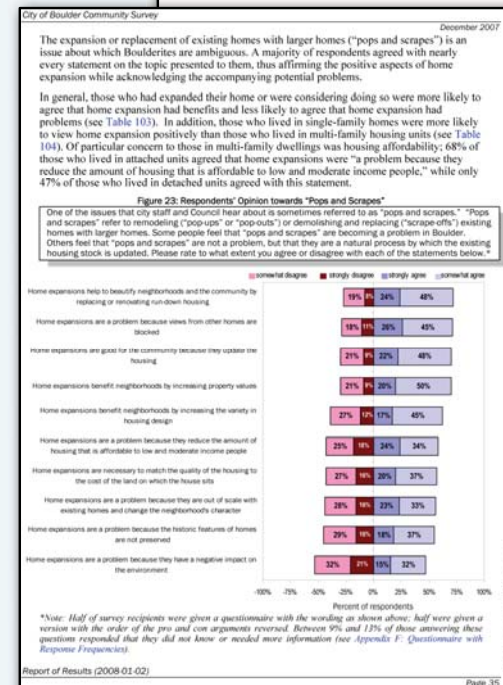


Background

- 2000 Comp Plan Major Update
- 2002 Focus Groups
- 2004 FAR max .8 RL-1 Zone
- 2006 Council Subcommittee
- 2007 Community Survey
- 2008 Council sets high priority

CITY OF BOULDER FOCUS GROUPS POP-UPS AND SCRAPE-OFFS

Summary of Results
December 2002



Council Process Subcommittee

- Membership
 - 2 City Council Members
 - 2 Planning Board Members
- Assignment
 - Monitors the process
 - Provides input on public process
 - (Does NOT filter recommendations)



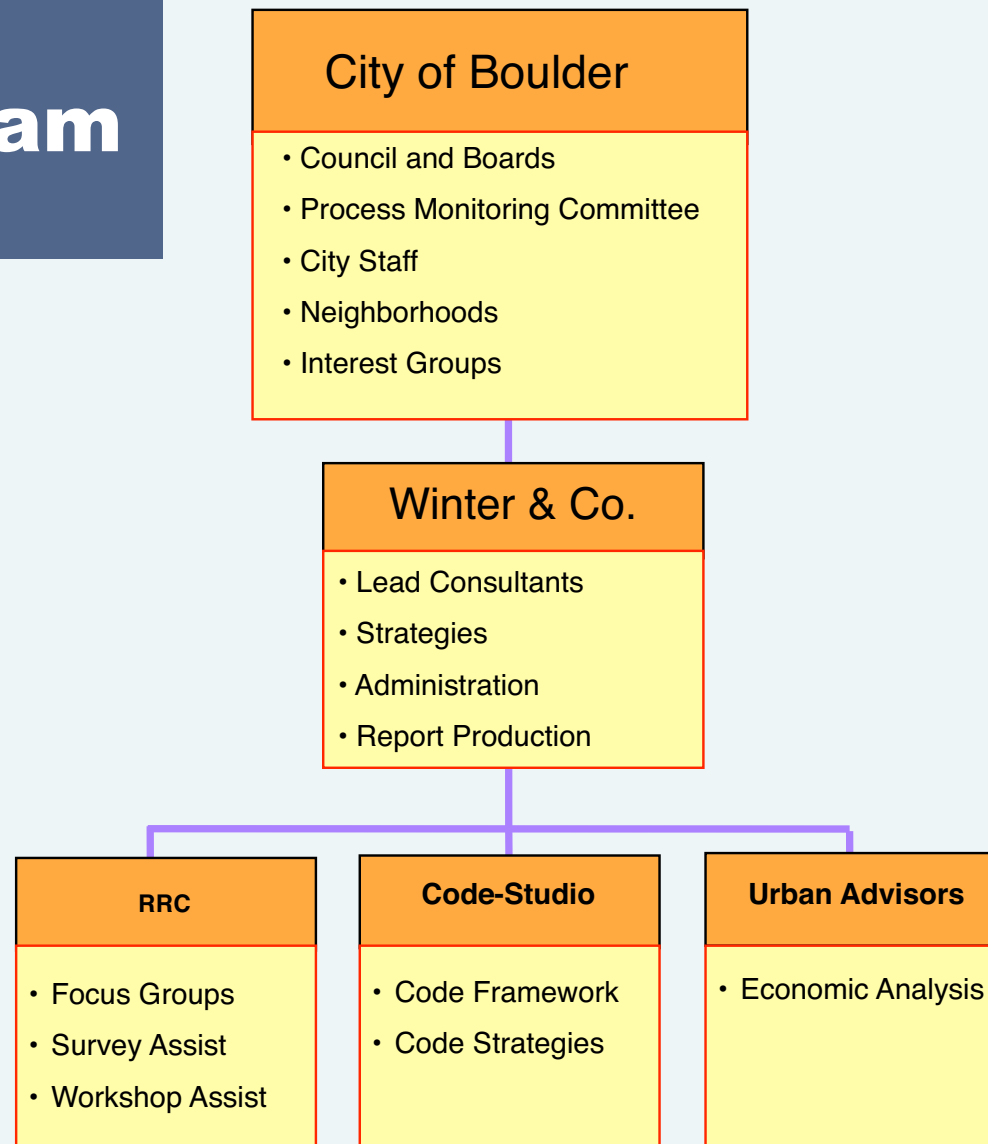
Resources Here This Evening

- City Council Members
- Planning Board Members
- Landmarks Preservation Advisory Board Members
- Planning Staff



Compatible Development in Single-Family Neighborhoods

Project Team



Compatible Development in Single-Family Neighborhoods

Winter & Company

- Urban Design
- Design Guidelines
- Neighborhood Planning
- Character Management Strategies
- Design-based Zoning



Compatible Development in Single-Family Neighborhoods

Project Scope

- Single-family zone districts
- Single-family in multifamily zone districts
- Excludes Planned Unit Developments

Legend

Single Family Detached Properties in Analysis

Zoning Districts in Analysis

RE Zoning

RL-1 Zoning

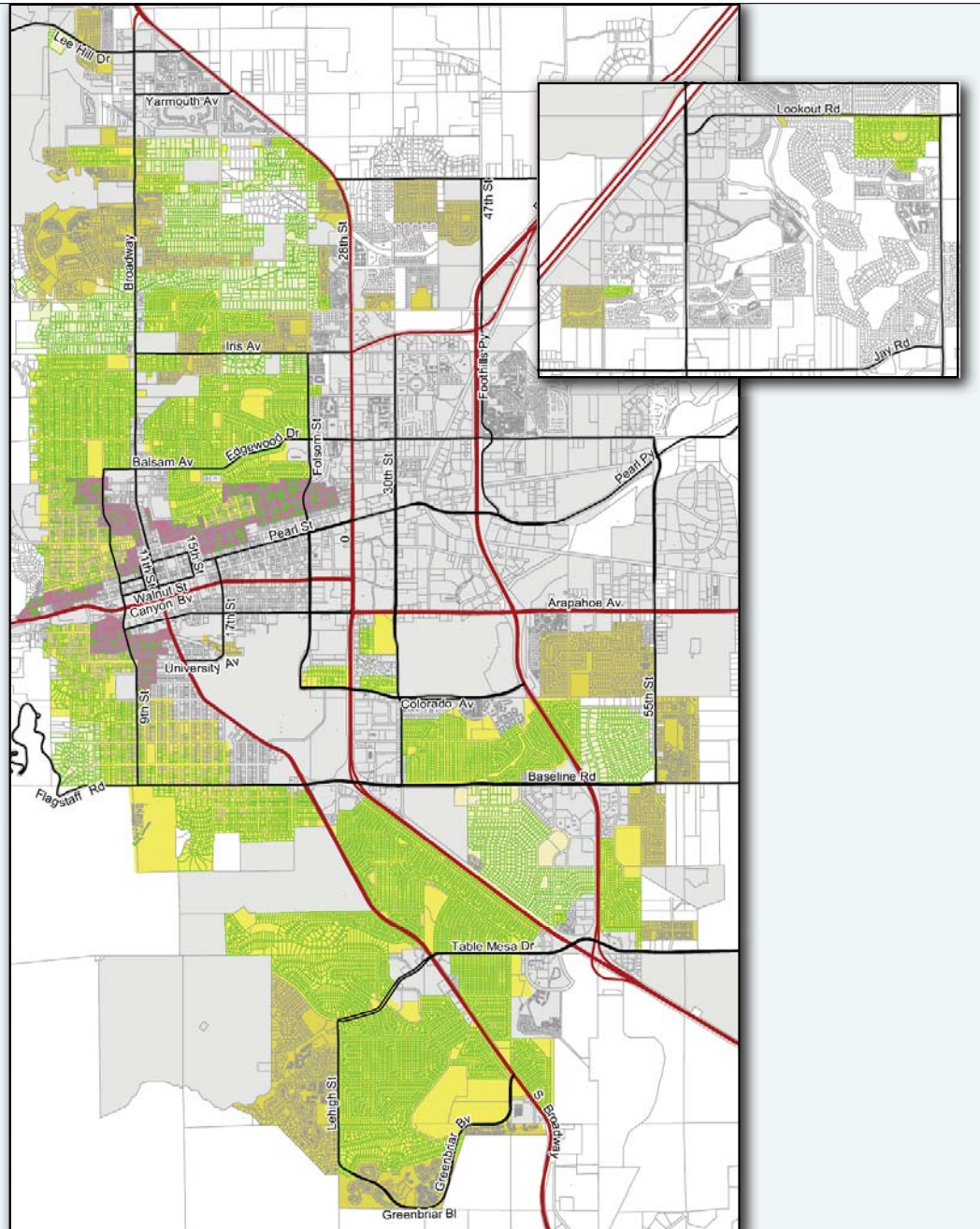
RL-2 Zoning

RMX-1 Zoning

RR Zoning

Ownership Parcels

City Limits



Project Phases

1. Frame the Question - Sept. - Oct. 2008
2. Develop a Strategy - Nov. - Jan. 2009
3. Develop the Tools - Feb. - Mar. 2009
4. Implement the Tools - April 2009 +



Public Outreach Objectives

- **Provide balanced and objective information**
- **Keep the public informed and clearly define how their input will influence the outcome**
- **Work with affected residents to ensure that their concerns are reflected in alternatives and final solutions**
- **Come up with solutions that City Council and Planning Board will consider**

(From City Council directive)



Workshop Team - Galveston, Texas



Focus Group - San Antonio, Texas

Upcoming Meetings and Work Sessions

- 4 Neighborhood-area Work Sessions
 - Will build on tonight's work
 - More detailed discussion of context & tools
 - Although geographically organized, anyone may participate
- Focus Groups
- Additional Interest Group Discussions
- Study Sessions
 - Planning Board
 - Landmarks Preservation Advisory Board
 - City Council



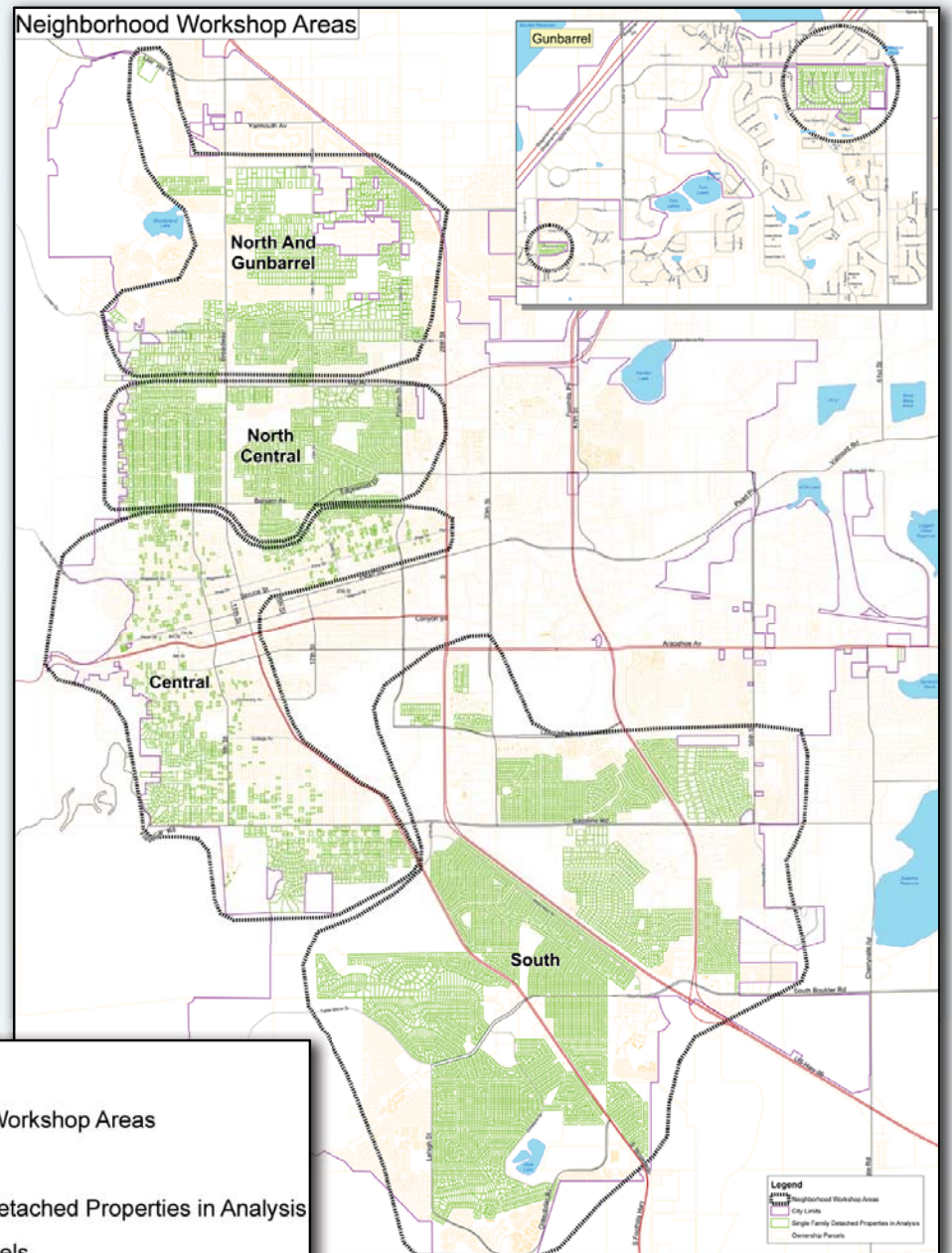
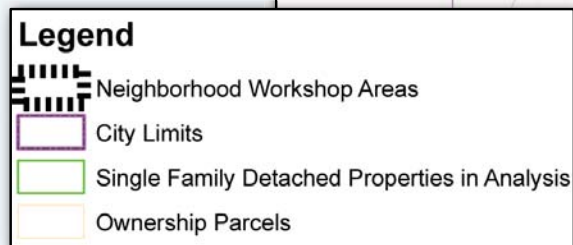
Neighborhood Area Work Sessions

West Senior Center

- Central
 - Mon. 9/15
- North Central
 - Wed. 9/17
- North and Gunbarrel
 - Mon. 9/22

East Senior Center

- South
 - Tue. 9/23



Other Ways of Communication

Mailed survey

- All property owners of record

On line

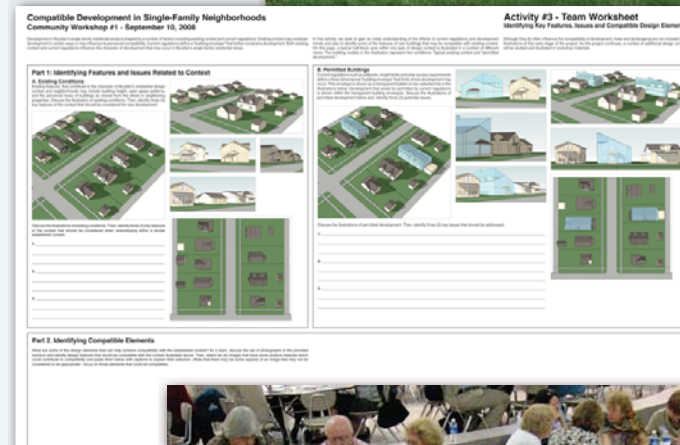
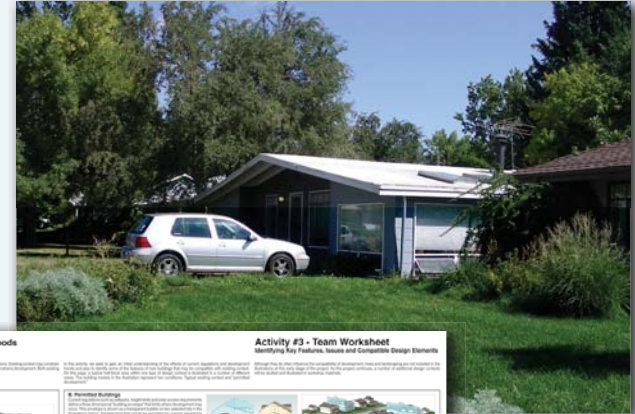
- Activity postings
- Workshop summaries
- Interim reports
- Email comments
- Online sign-up for email notifications

www.bouldercolorado.gov



Objectives for this Evening

- To refine the problem statement and provide initial direction
- To begin to identify different design contexts
- To begin to identify important design features
- To identify potential issues



Workshop Team - Galveston, Texas

Sept. - Oct., 2008

Step 1: Framing the Question

- Clarify the “Problem.”
- Building on Previous Work
- Include More Analysis

Contexts

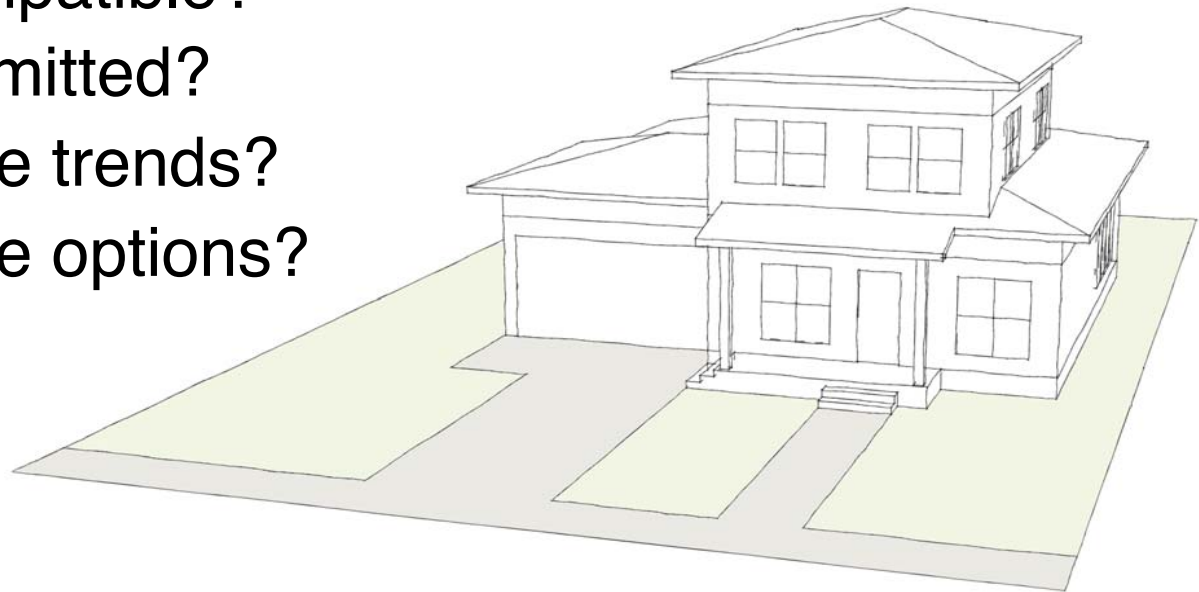
Trends

Issues

Options

Starting Questions

- What defines neighborhood character?
- What is compatible?
- What is permitted?
- What are the trends?
- What are the options?



Key Considerations

Bulk vs. Density
Compatibility vs. Taste
Design as a Mitigator
Neighborhood Quality vs.
Individual Properties
Balancing of Public and
Private Interests
Other?

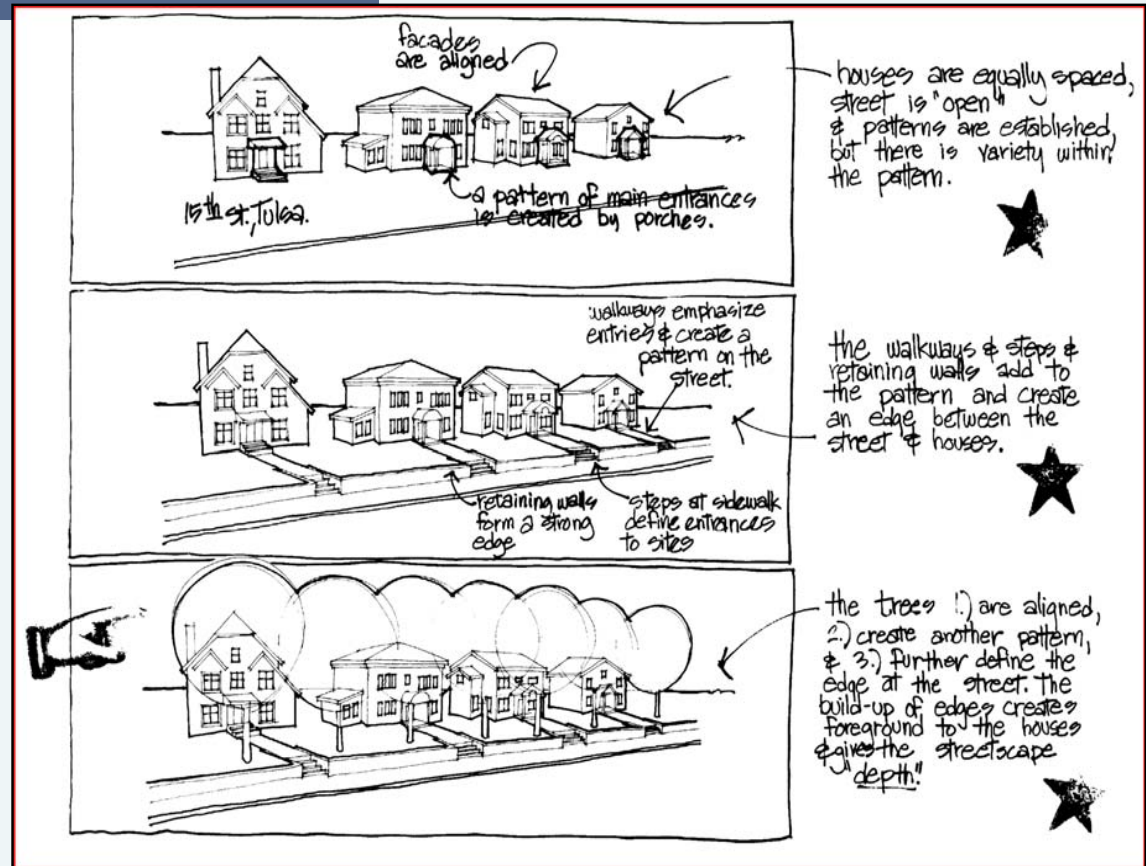
Related topics:

Affordability
Green building
Historic preservation
Community Sustainability



Defining Existing Contexts: Variables

- Street layout
- Orientation
- Topography
- Lot size & configuration
- Lot coverage
- Building size



Tulsa, Oklahoma

Street Patterns & Lot Size

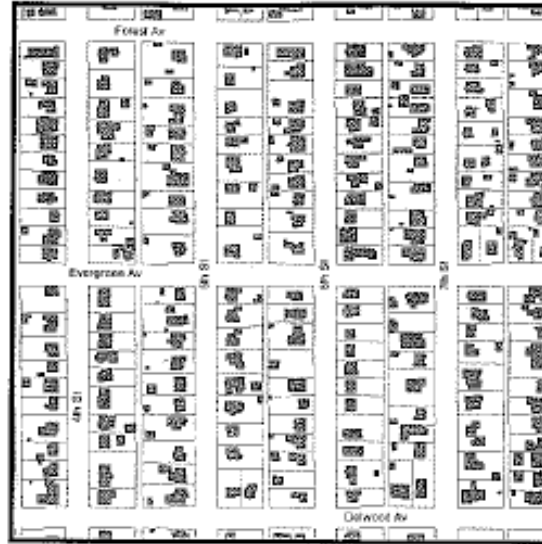
Grid?

Curvilinear?

Alley?

Sloping?

North-South orientation?



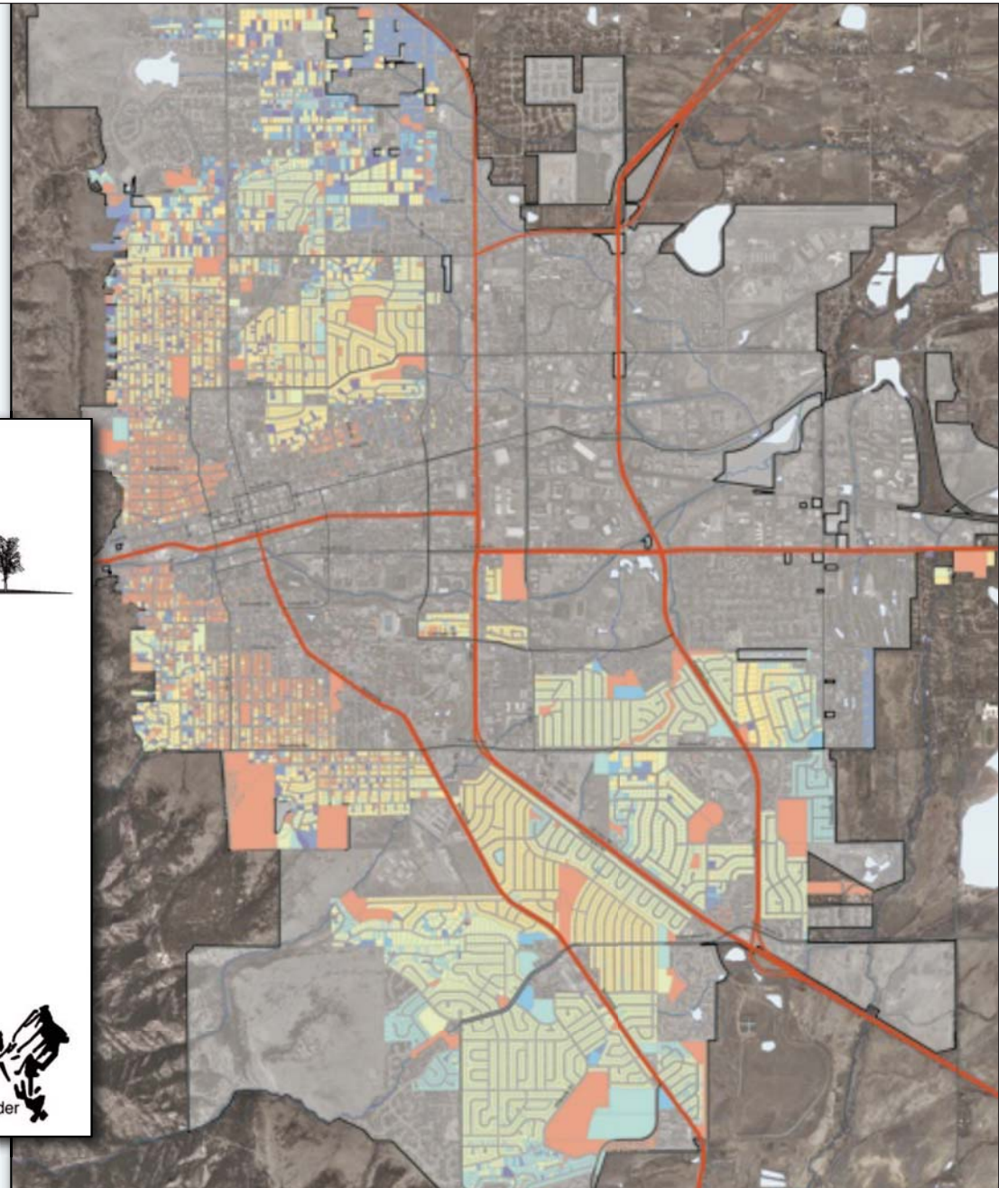
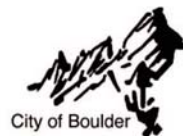
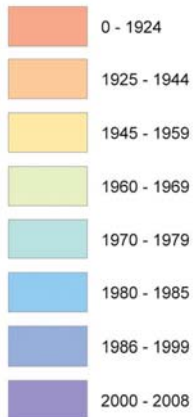
Distribution of Building Age Categories

Building Age



Legend

Year Structure Was Built
(per Boulder County Certificate of Occupancy)



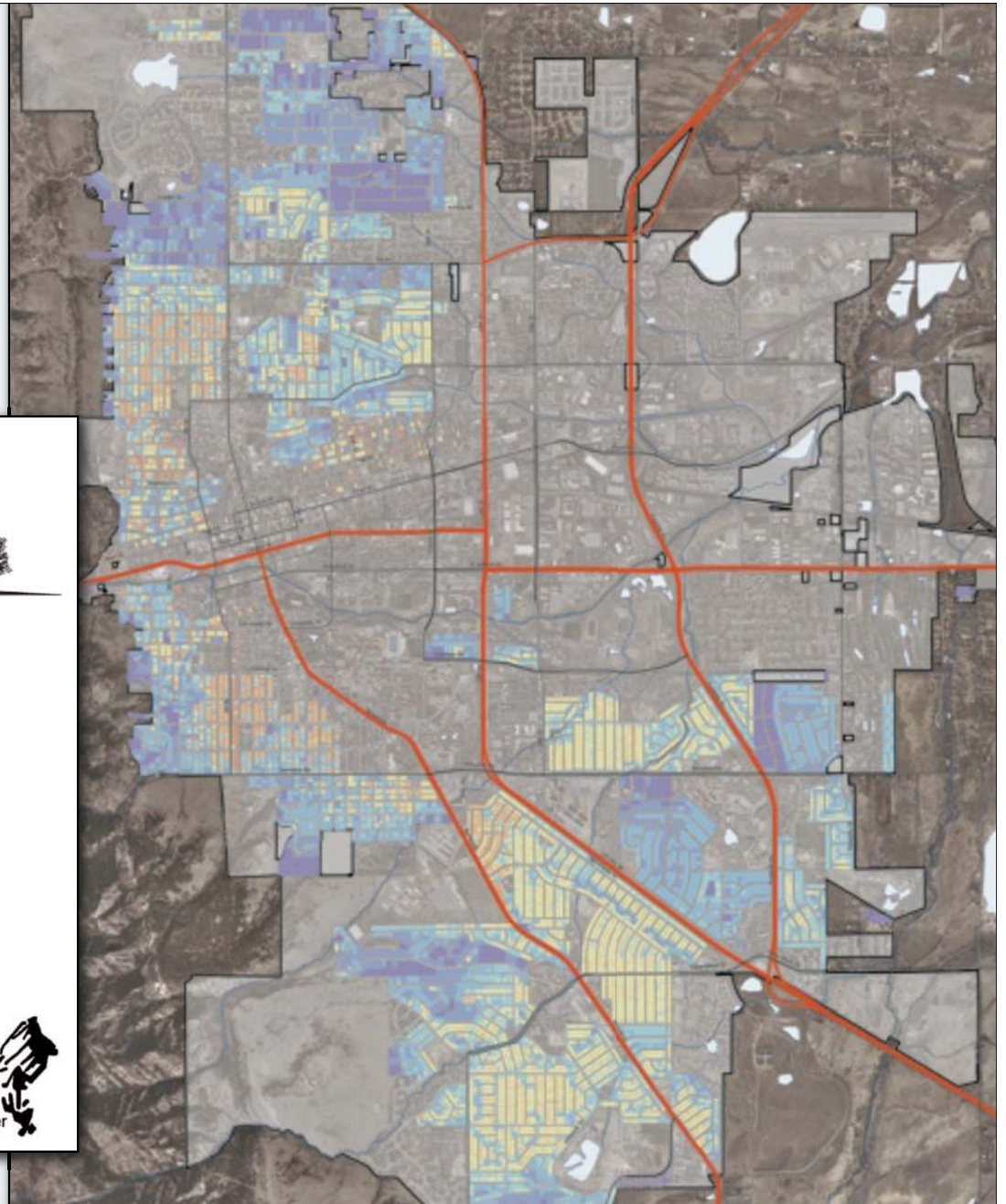
Distribution of Lot Size Categories

Lot Size



Legend

Size of Lot (per City of Boulder GIS)



Defining Character of the Context



Effect of Existing Regulations

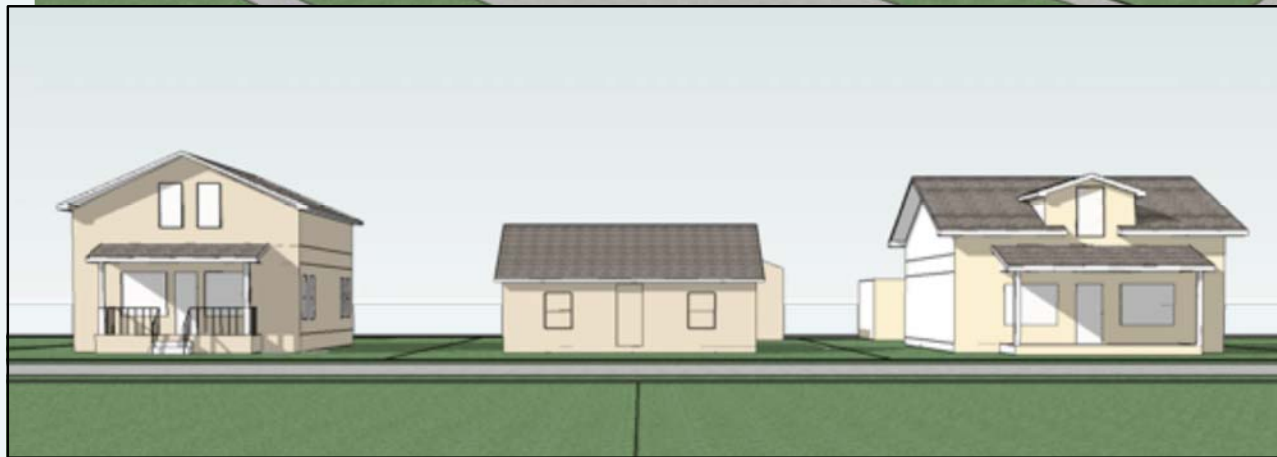
| | a | b | b | d | g | d |
|---|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------------|-----------------|
| <i>Zone District</i> | RR-1 | RR-2 | RE | RL-1 | RL-2 | RMX-1 |
| <i>Intensity Module</i> | 2 | 2 | 3 | 4 | 6 | 7 |
| <i>Form Module</i> | a | b | b | d | g | d |
| <i>Description Overview</i> | <i>Detached Dwelling Units</i> | <i>Detached Dwelling Units</i> | <i>Detached Dwelling Units</i> | <i>Detached Dwelling Units</i> | <i>Det. <= Att. DU / Duplexes</i> | <i>Duplexes</i> |
| <i>Maximum Density</i> | 1.4 du/ ac | 1.4 du/ ac | 2.9 du/ ac | 6.2 du/ ac | - | 7.3 du/ ac |
| 1.0 LOT STANDARDS | | | | | | |
| 1.1 Min. Zone Lot | 30,000 SF | 30,000 SF | 15,000 SF | 7,000 SF | 0 | 6,000 SF |
| 1.2 Min. Open Space per Dwelling Unit | - | - | - | - | 6,000 SF | 600 SF |
| 2.0 INTENSITY STANDARDS | | | | | | |
| 2.1 Max. Lot Coverage for Acc. Structures (within min. rear yard setback for primary bldg.) | 500 SF | 500 SF | 500 SF | 500 SF | 500 SF | 500 SF |
| 2.2 Max. Floor Area Ratio for all Structures (FAR) | - | - | - | 0.80 | - | - |
| 3.0 SETBACKS (Primary Structure) | | | | | | |
| 3.1 Front Setback ¹ | 25' | 25' | 25' | 25' | 20' | 25' |
| 3.2 Min. front setback for all covered and uncovered parking areas | 25' | 25' | 25' | 25' | 20' | 25' |
| 3.3 Rear Setback ² | 25' | 25' | 25' | 25' | 20' | 25' |
| 3.4 Side Setback: (from interior lot line) | 15' | 10' | 10' | 5' | 1' per 2' bldg. ht. & 5' min. | 5' |
| 4.0 SETBACKS (Accessory Structures) | | | | | | |
| 4.1 Front Setback | 55' | 55' | 55' | 55' | 55' | 55' |
| 4.2 Side setback (from interior line) | 15' | 15' | 15' | 10' | 0' or 3' | 10' |
| 4.3 Min. Rear Setback ² | 0' or 3' | 0' or 3' | 0' or 3' | 0' or 3' | 0' or 3' | 0' or 3' |
| 4.4 Min. separation b/w accessory bldgs. & any other building | 6' | 6' | 6' | 6' | 6' | 6' |
| 5.0 FENCES AND WALLS | | | | | | |
| 5.1 Height: b/w front line of zone lot and front setback line (max.) | 7' | 7' | 7' | 7' | 7' | 7' |
| 5.2 Min. height of fence on top of retaining wall | 42" | 42" | 42" | 42" | 42" | 42" |
| 5.3 Max. combined ht. of fence/ ret. wall in side yard within 3' of lot line | 12' | 12' | 12' | 12' | 12' | 12' |
| 6.0 BULK PLANE | | | | | | |
| 6.1 Height of Structures | 35' | 35' | 35' | 35' | 35' | 35' |
| 6.2 Max. no. of stories for a building | 3 | 3 | 3 | 3 | NA | 3 |
| 6.3 Max. wall height for detached dwelling units at zero lot line setback | 12' | 12' | 12' | 12' | 12' | 12' |
| 6.4 Max. height for all accessory buildings, structures | 20' | 20' | 20' | 20' | 20' | 20' |

- Setbacks
- Open Space
- Height Limit
- Solar Ordinance
- Floor Area Ratio

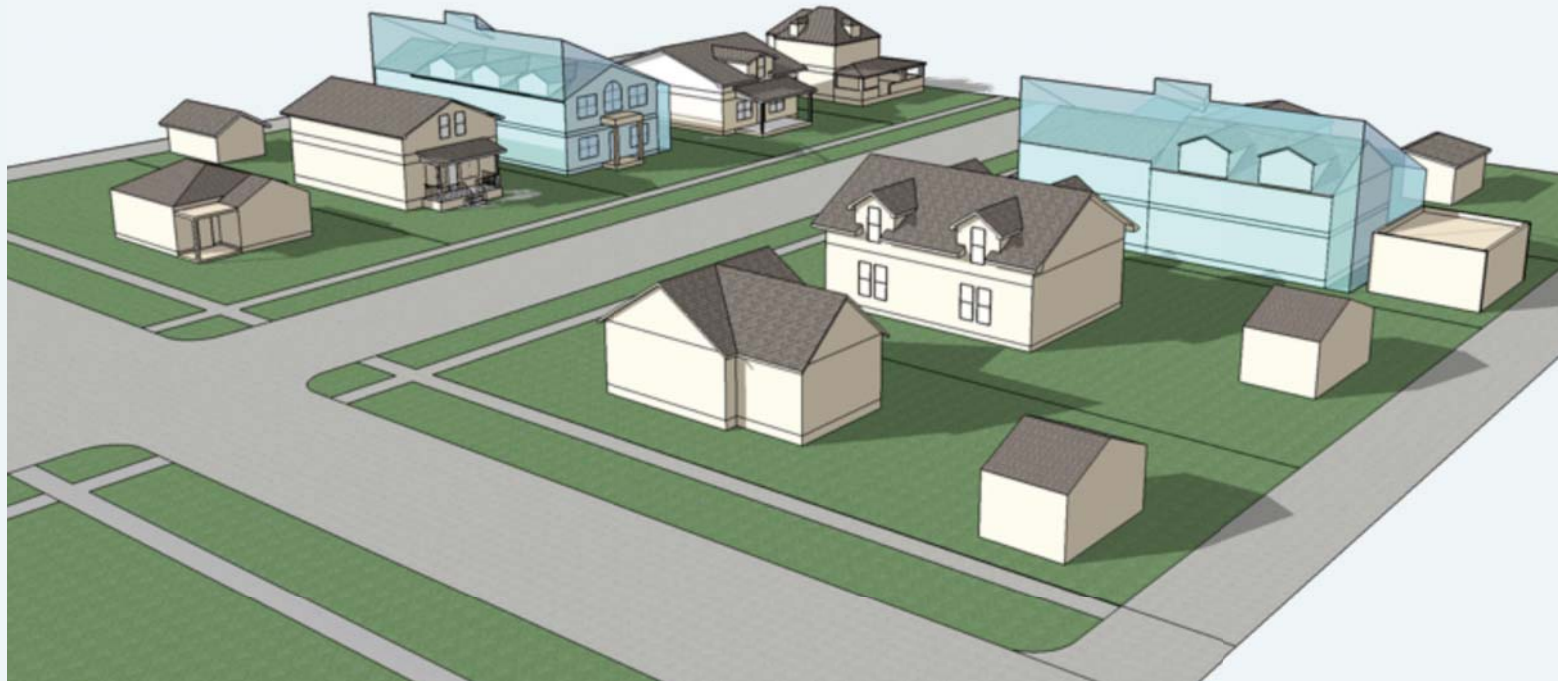
Existing Regulations combine to produce the “building envelope” - This is the buildable area in three dimensions

Compatible Development in Single-Family Neighborhoods

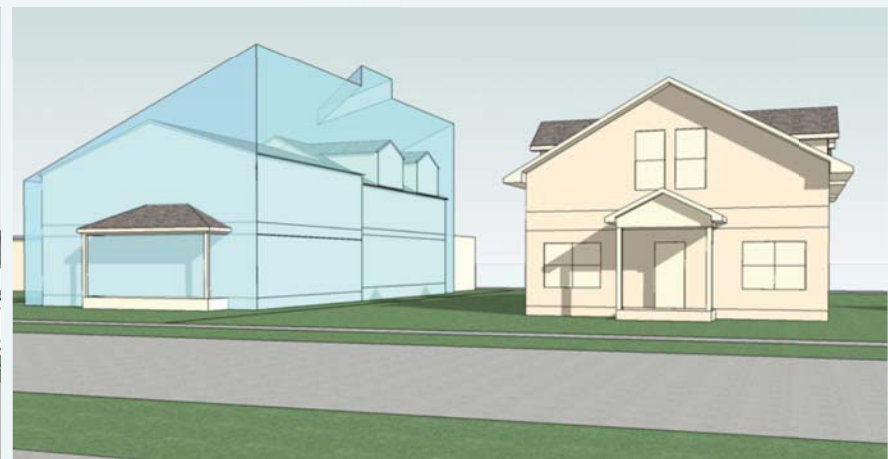
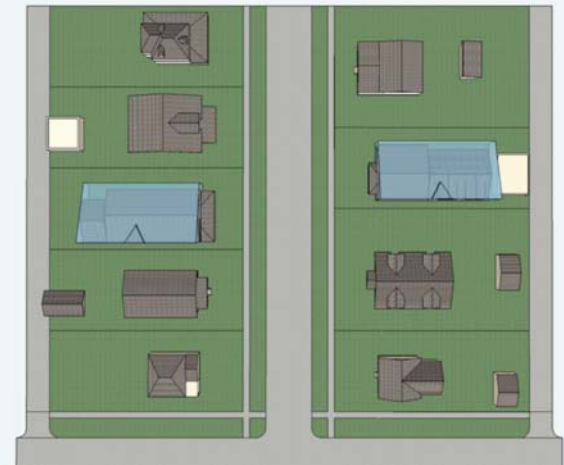
Existing Condition: North-South Street (RL-1)



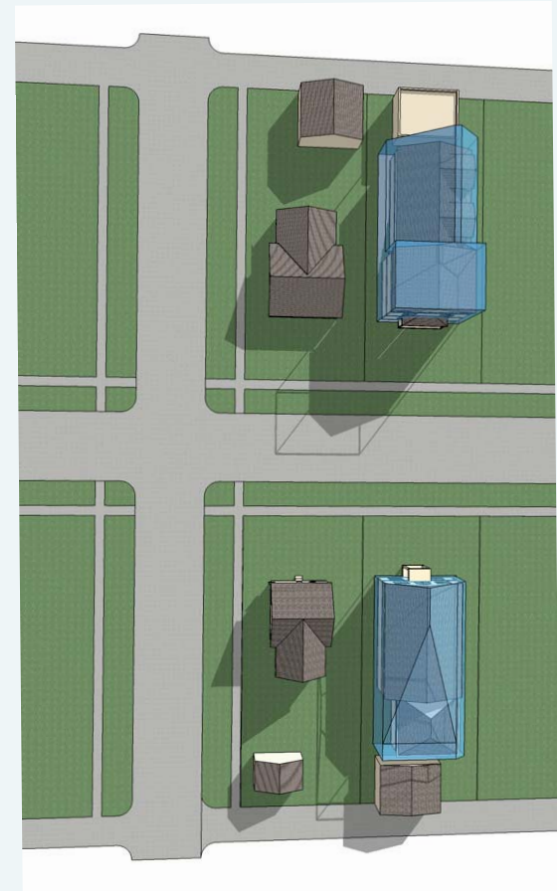
Permitted: North-South Street (RL-1)



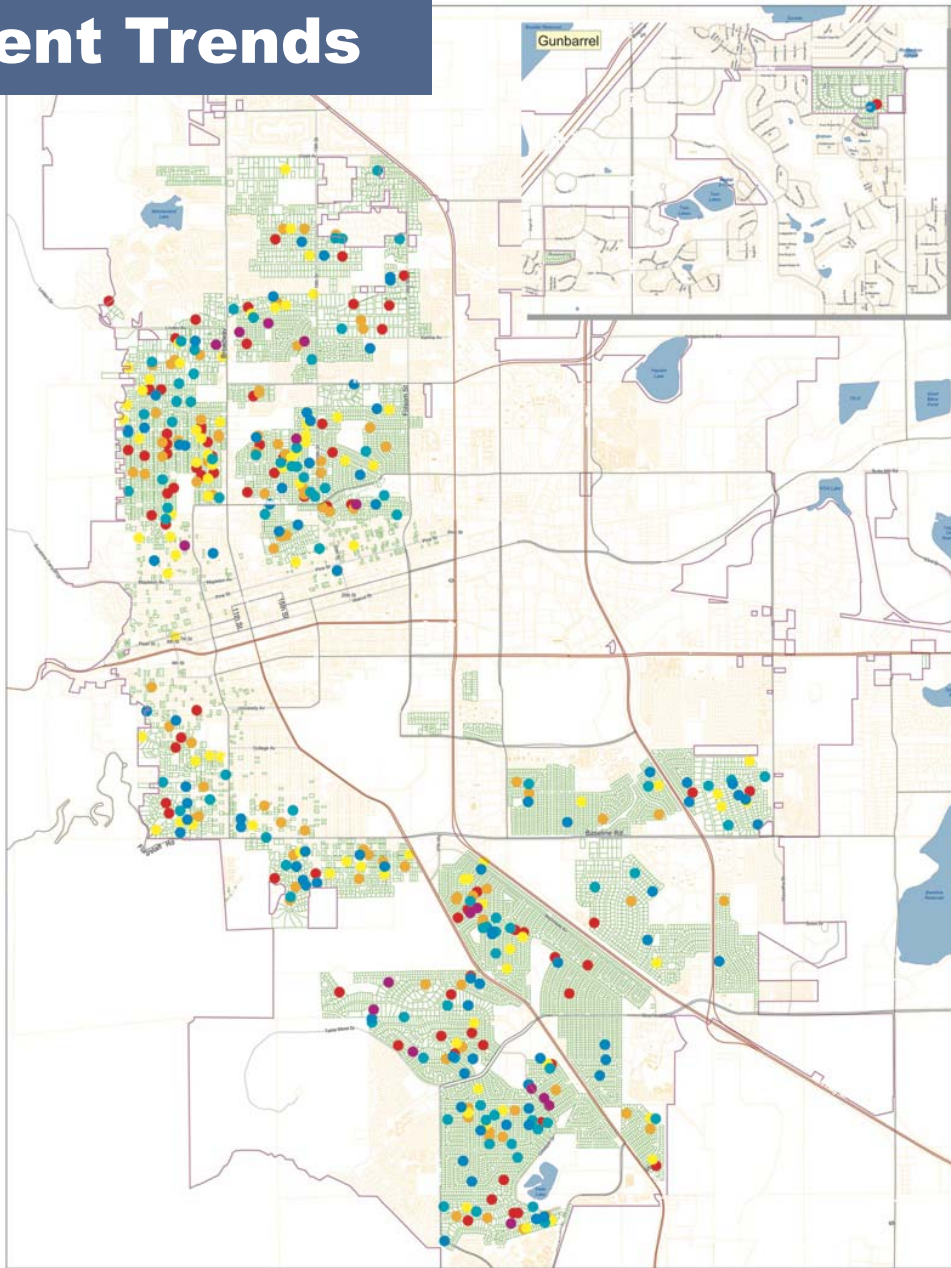
Permitted: North-South Street (RL-1)



Permitted: East-West Street (RL-1)



Recent Trends



- What is the rate of change?
- What kinds of changes are occurring?

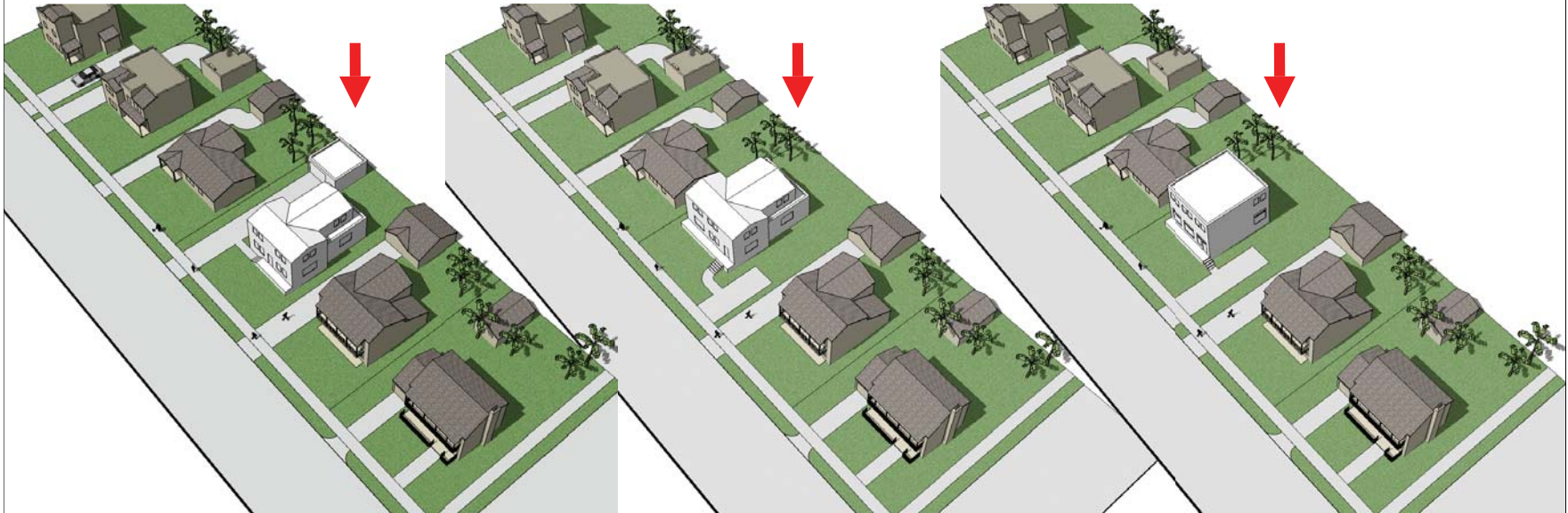
Legend

Issued Permits > \$50k - Single Family Detached Properties in Analysis



Upcoming: Test the Thresholds of Compatibility

West Palm Beach, Florida



- Lot Coverage: 30%
- FAR: .45
- Height at Setback: 21'
- Total Height: 24'
- Square Feet: 2,700

- Lot Coverage: 25%
- FAR: .45
- Height at Setback: 21'
- Total Height: 24'
- Square Feet: 2,700

- Lot Coverage: 18%
- FAR: .35
- Height at Setback: 26'
- Total Height: 26'
- Square Feet: 2,100

Upcoming Visual Survey

- To be mailed to all property owners of record
- Will include alternative massing scenarios
- Will help “frame the question.”

Survey will be mailed in
October 2008

3. BUILDING MASS & SCALE COMPATIBILITY

Building mass and scale is defined as the length, width, and height of the overall building.

3.1: How important is it that a new infill building reflects the traditional building mass and scale found in the area?

____ Very important; ____ Moderately important; ____ Not important

The image below shows the sample block, in which some of the existing structures have been replaced with new infill development. Please check one box corresponding with each of the identified infill buildings to indicate what you think best defines compatible mass and scale relative to the area.

3.2: 2 Story Infill, Stepped Walls

- ☐ Compatible
☐ Somewhat Compatible
☐ Not Compatible

Why? _____

3.3: 2 Story Infill, 1 Story in Rear

- ☐ Compatible
☐ Somewhat Compatible
☐ Not Compatible

Why? _____



3.4: 1 Story Infill

- ☐ Compatible
☐ Somewhat Compatible
☐ Not Compatible

Why? _____

3.5: 1 Story Infill

- ☐ Compatible
☐ Somewhat Compatible
☐ Not Compatible

Why? _____

3.6: 2 Story Infill

- ☐ Compatible
☐ Somewhat Compatible
☐ Not Compatible

Why? _____

Street Level Perspective



Nov. - Jan., 2008

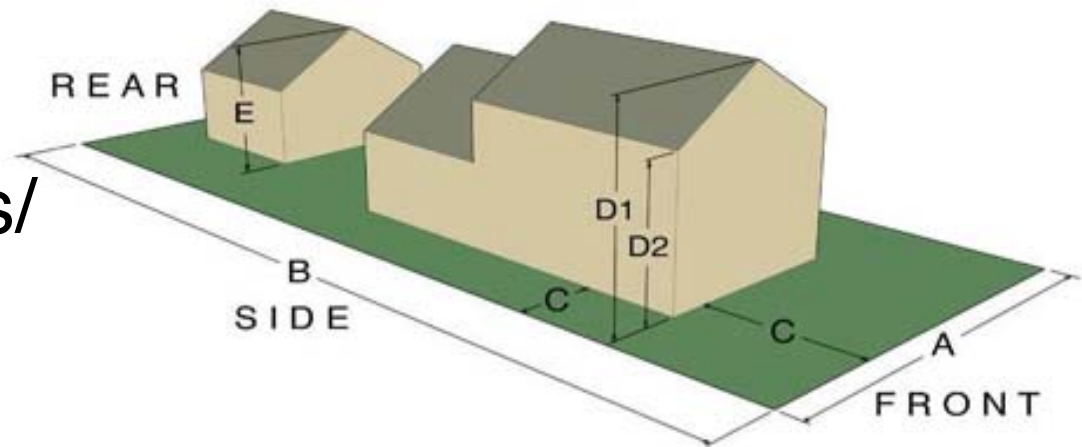
Step 2: Develop a Strategy

- Define the specific tools to be used
- Establish basic dimensional standards
- Illustrate potential outcome
- Economic considerations

Community Workshop #2

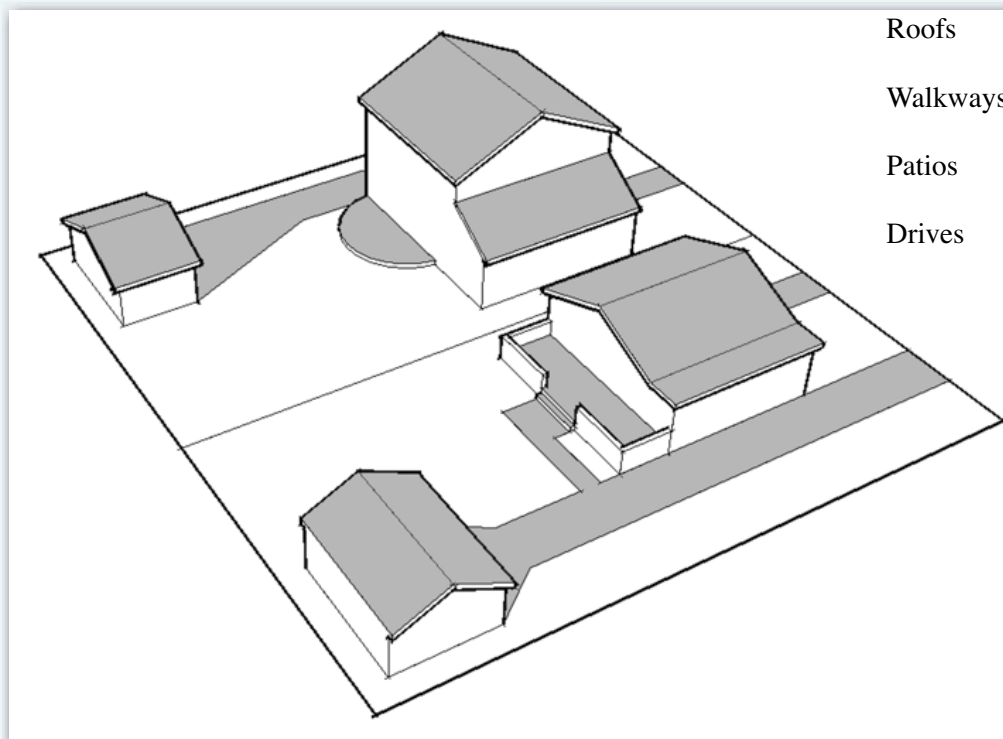
Potential Prescriptive Tools

- Site design tools
 - Lot coverage
 - Landscaping, paving
 - Parking
 - Setbacks
- Building mass/size tools
 - FAR
 - Height
 - Bulk Planes
- Building sculpting tools
 - Wall plane length
 - Step down at setback
 - Building module limits
 - Wall plate height



Potential Tool: Impervious Surface Limit

Or, the inverse: Minimum Open Space



All gray surfaces
are “impervious”

*Adjust for semi-
pervious

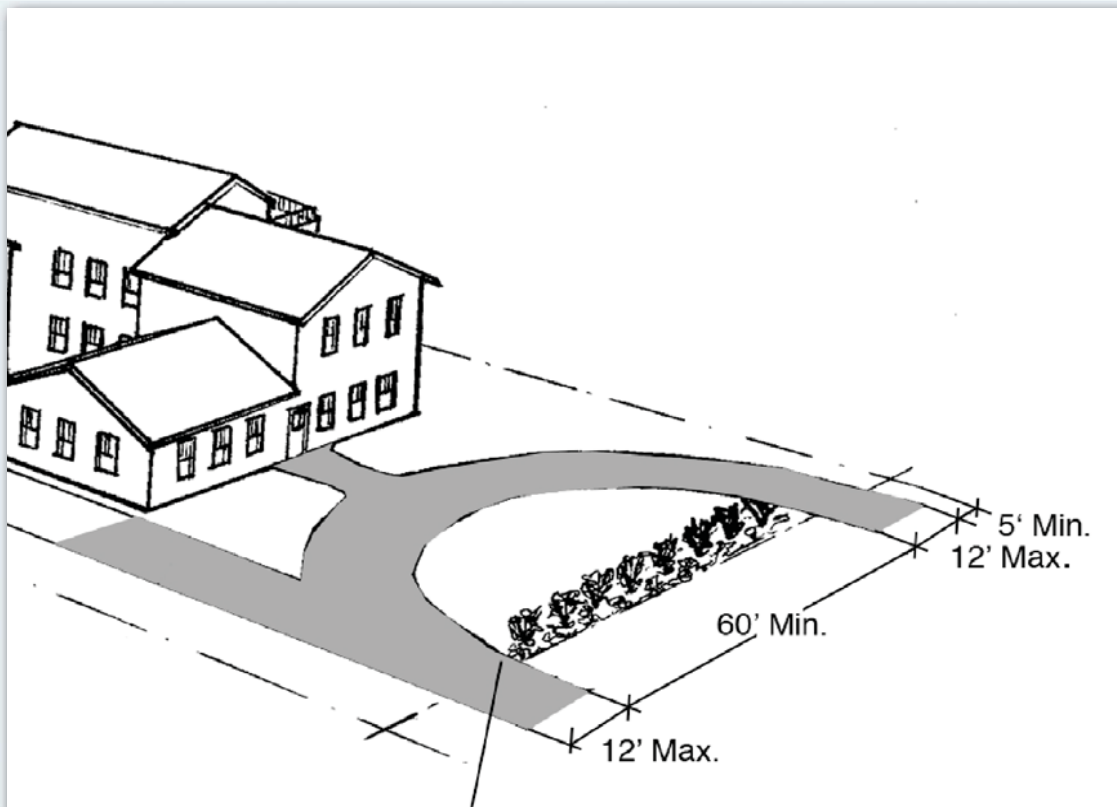
*Provide flexibility for
creative detention/on-
site treatment

Compatible Development in Single-Family Neighborhoods

Potential Tool: Landscape Standards

Intensity of planting

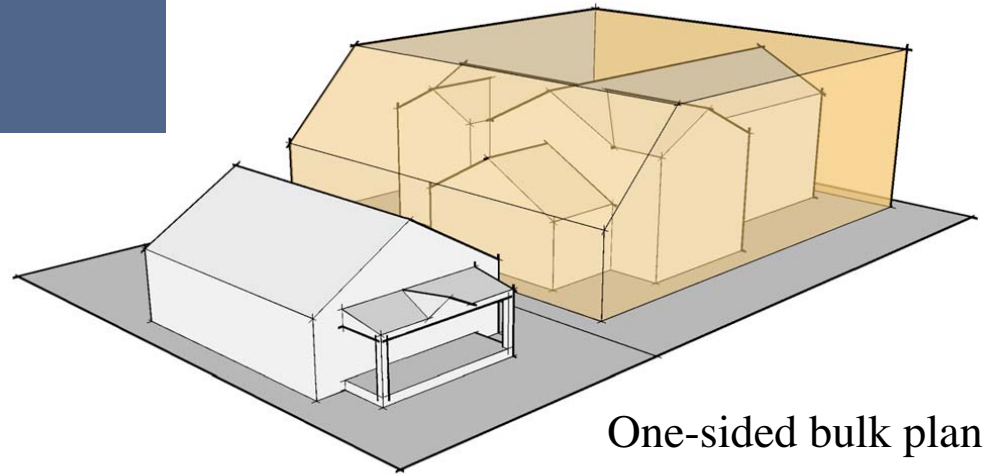
Location of buffers



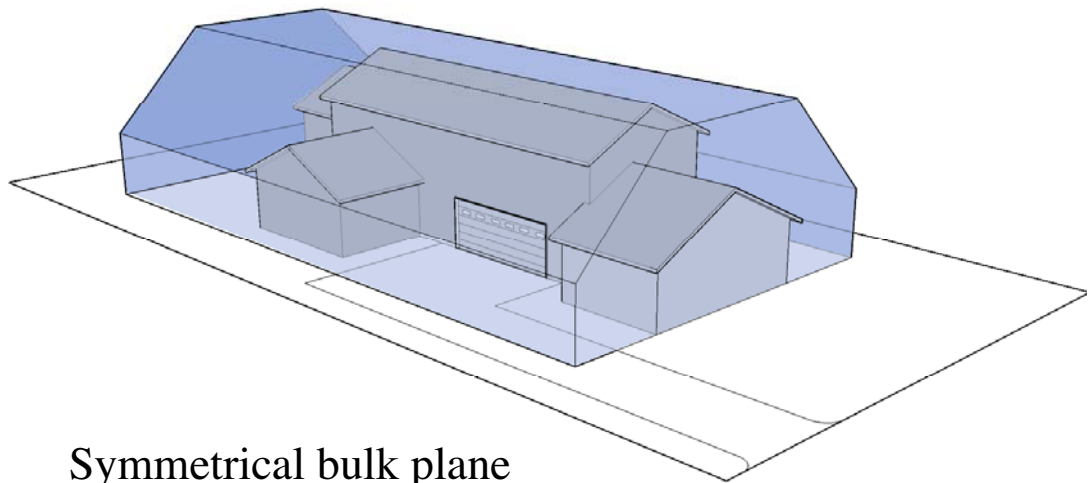
Compatible Development in Single-Family Neighborhoods

Potential Tool: Bulk Plane

Building height
steps up as setback
increases.



One-sided bulk plane



Symmetrical bulk plane

Tools: Solar “Fence”

Building form steps down to increase solar access.



House to be analyzed below

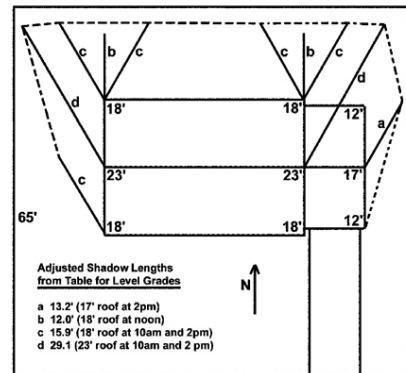


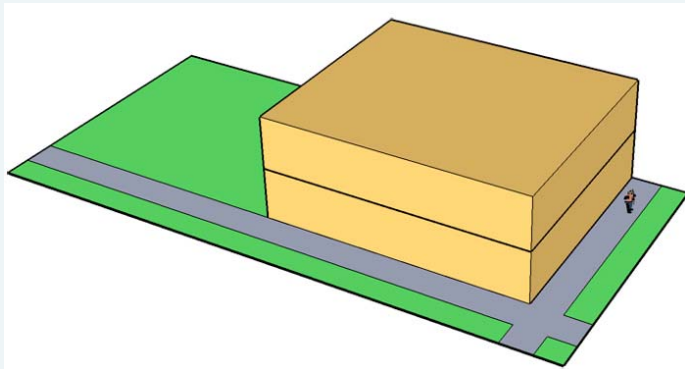
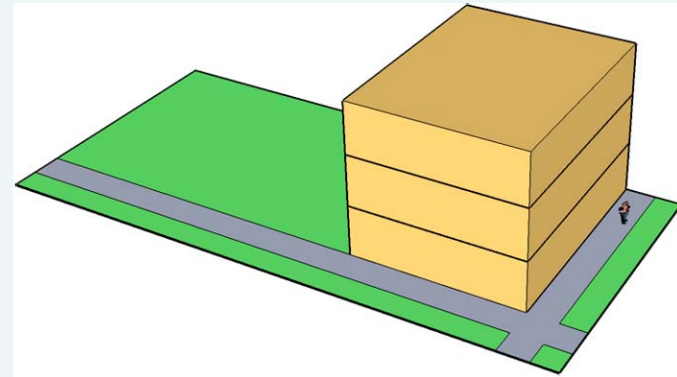
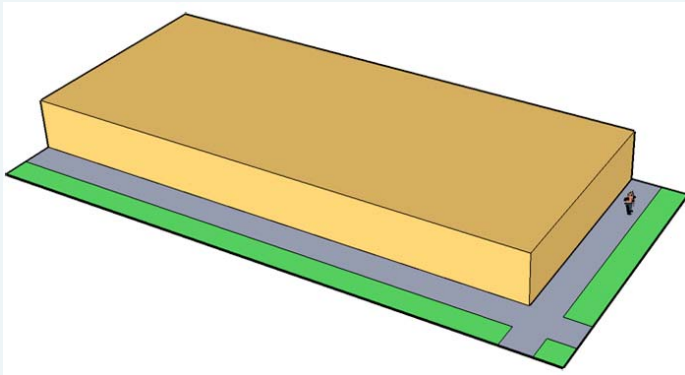
Figure 1. Simplified Shadow Analysis for House in Solar Access Area 1 (Illustration only—not to scale)



Compatible Development in Single-Family Neighborhoods

Potential Tool: Floor Area Ratio (FAR)

Floor Area Ratio (FAR) of 1.0 Illustrated

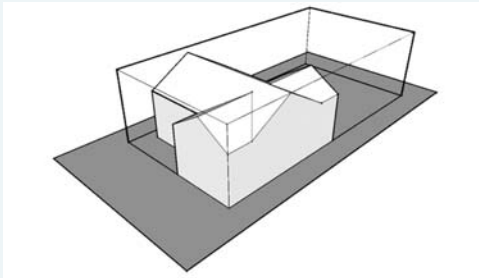


Compatible Development in Single-Family Neighborhoods

Floor Area Ratio (FAR)

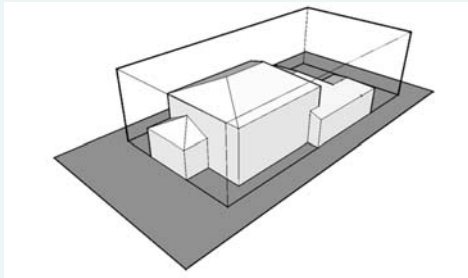
Calibrate FAR to be less than maximum building envelope, for variety in massing

FAR: 5.0



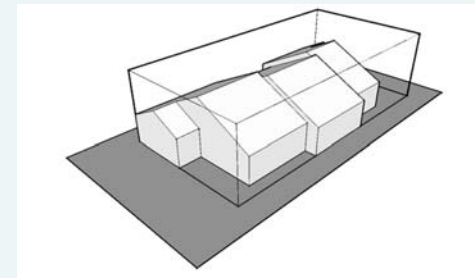
All 2 story mass - Less lot coverage

FAR: 5.0



Combination of 1 and 2 stories

FAR: 5.0

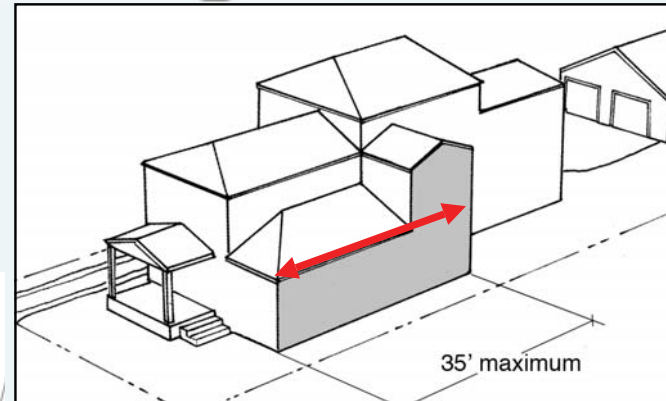
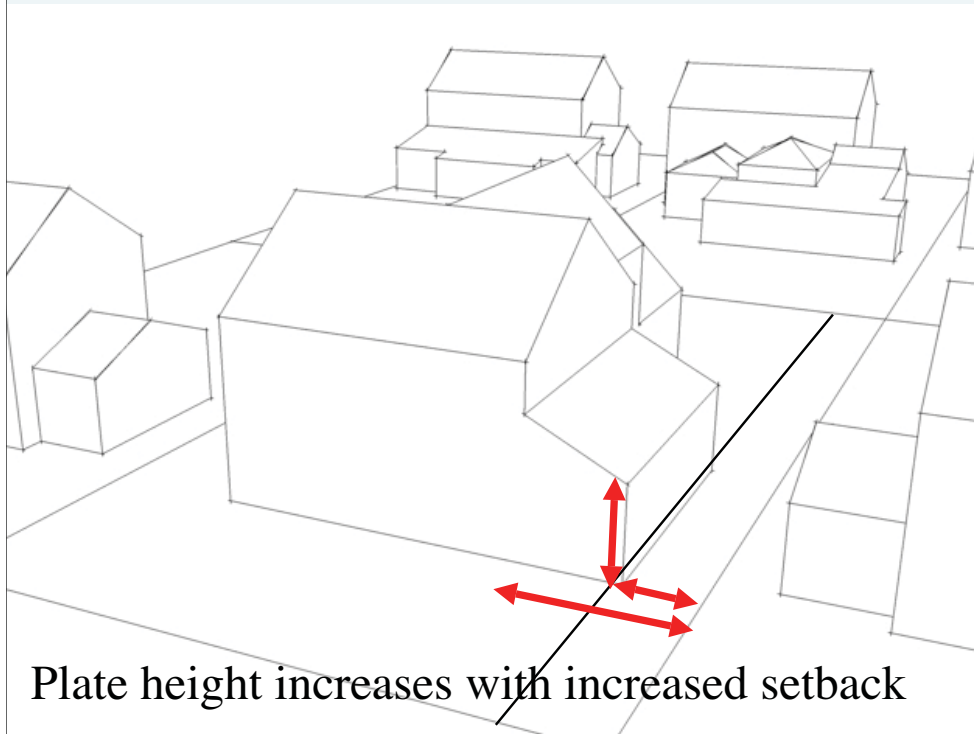


All one story - greater lot coverage

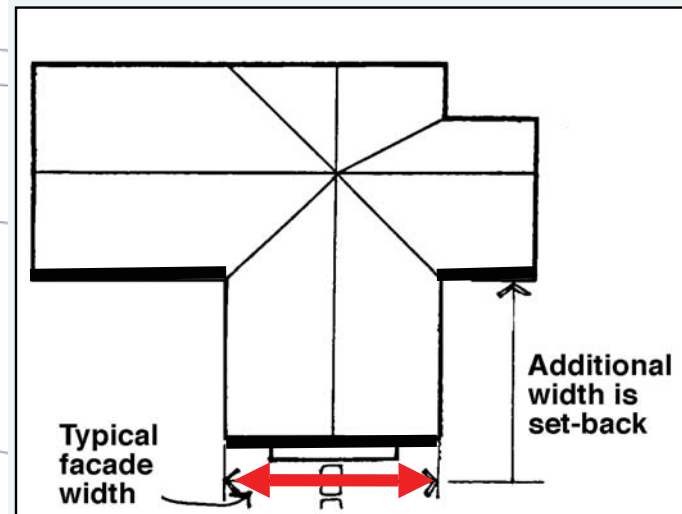
Compatible Development in Single-Family Neighborhoods

Potential tool: Plate Height

Correlate side yard setbacks and wall plate height



Side Wall Length



Front Wall Width

Compatible Development in Single-Family Neighborhoods

Articulation Tools

Maximum wall length

One story element



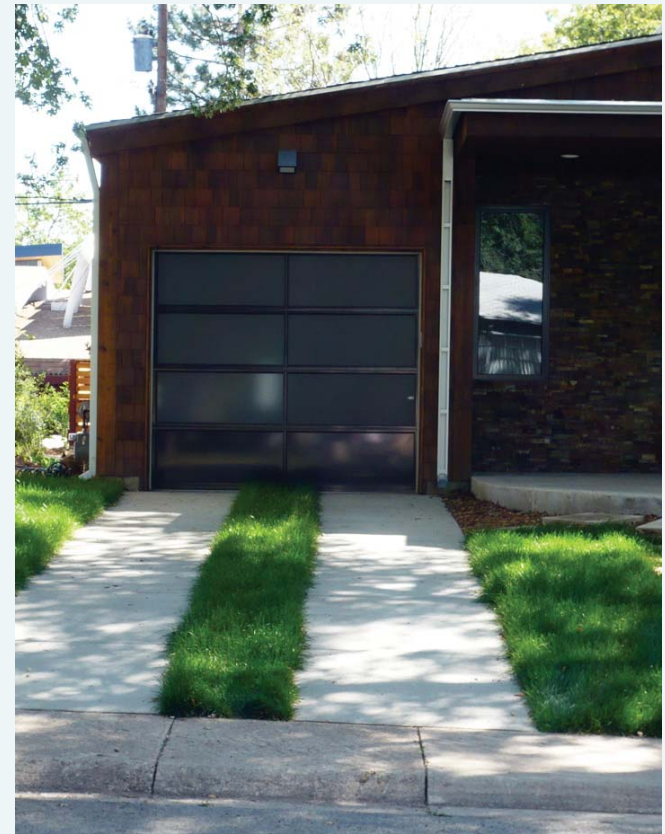
Limiting the wall plane length encourages



A one-story element on the facade helps

Limit % of Garage Front

Or integrate into facade composition



Compatible Development in Single-Family Neighborhoods

Strategy Report - Potential Contents

Refined Goals
Refined Objectives
Discussion of Alternative
Tools
Recommended Tools
Preliminary Standards
Illustrations of Potential
Outcomes
Economics

Council and Planning Board will
provide direction



Compatible Development in Single-Family Neighborhoods

Feb. - March, 2008

Step 3: Develop the Tools

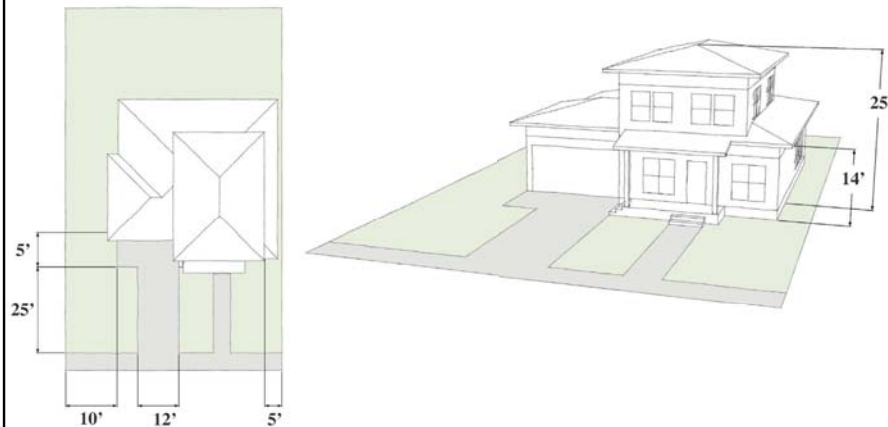
Draft ordinance language, based on Strategy Paper

Review in study sessions

Outline and Illustrate Recommended Standards

Design Context 4: Recommended Zoning Standards

The recommended zoning standards for Context 4 are described below. The model images illustrate new construction that is built to the limits that would be set by the recommended zoning standards for the applicable lot size category (lots between 5,000 and 7,499 square feet). The right column below includes additional notes and describes how the recommended standards would vary for other lot size categories. The new construction shown below is illustrated in context on the next page.



Standards for Context 4 Lots 5,000 to 7,499 SF

| | |
|---|---------------------------|
| Min. Permitted Lot Size: | 5,000 SF/50' ¹ |
| Min. Front Setback: | 25' ² |
| Min. Side Setback (Primary): | 5' / 15' ³ |
| Min. Rear Setback (Primary): | 15' ⁴ |
| Min. Side Setback (Accessory): | 5' |
| Min. Rear Setback (Accessory): | 5' |
| Max. Building Coverage: | 30% ⁵ |
| Max. Floor Area Ratio (FAR): | 0.35 ⁶ |
| Max. Wall Plate Height at Min. Setback: | 14' ⁷ |
| Max. Overall Height: | 25' |
| Max. Drive Width in Front Yard: | 12' |
| Max. Paved Area in Front Yard: | % TBD |
| Max. # of Curb Cuts: | 2 ⁸ |
| Min. Garage Dist Behind Facade: | 5' ⁹ |

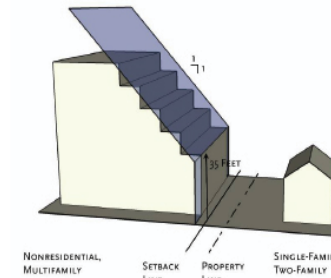
Some standards will vary for corner lots.

Notes/ Recommended Variations for Different Lot Sizes:

- ¹The lot size illustrated above is 6,300 SF and 63' wide
- ²Or within setback range of adjoining properties (whichever is more restrictive)
- ³Or 10' min. / 25' cumulative on lots 7,500 SF or more
- ⁴The new construction illustrated above is not built out to the minimum rear yard setback
- ⁵Or 35% for an all one story building. The building coverage illustrated is 26%.
- ⁶Or approx. .40 on lots less than 5,000 SF and .30 on lots 7,500 SF or more
- ⁷Or up to the max. overall height with 10' offset
- ⁸Or 3 for lots 10,000 SF or more (not incl. curb cuts to alley)
- ⁹Required distance behind primary facade for front facing garage doors

d. Bulk Plane

Any new building that abuts an existing RS- district shall be subject to a bulk plane starting at 35 feet in height at the side or rear setback line, and extending upward one additional foot for every additional foot into the site from the setback line.



2. Building Coverage

The maximum area of the lot that is permitted to be covered by buildings, including both principal structures and accessory buildings. Building coverage does not include paved areas such as driveways, uncovered porches or patios, decks, swimming pools or pool cages.

3. Living Area

Living area shall include all areas within the enclosing walls of a building except garages, outside utility rooms, carports, cabanas, porches, patios and unroofed or unenclosed areas.

4. Building Separation

The required separation between any two buildings located on the same lot or site. Where this land development code allows a building separation of less than ten feet, additional fire code requirements may apply.

Fort Myers, Florida
(Lee Einsweiler,
Code Studio)

West Palm Beach, Florida

April, 2008

Step 4: Implementation

Adoption Hearings

Final revisions

Revised models

Keys to a Successful Project

- Balancing:
 - Simplicity vs. flexibility
 - One size all - OR - complexity
 - Needs of an owner making improvements vs. adjacent owners
 - Inside looking out - OR - outside looking in
 - The public good vs. individual rights
 - The value of a neighborhood - OR - the value of a property



Workshop group - West Palm Beach, Florida

Workshop Activities

- Activity #1: Problem Definition and Potential Issues
- Activity #2: Defining Different Contexts
- Activity #3: Identifying Key Features, Issues and Compatible Design Elements

Compatible Development in Single-Family Neighborhoods Community Workshop #1 September 10, 2008

Activity #1 - Individual Worksheet

At this early stage in the Compatible Development in Single-Family Neighborhoods Project, we seek to gain an understanding of your opinions about the basic direction the project should take. In this first activity, please express your opinions about the need for the project, the issues that are of greatest concern to you and the potential actions that should be considered. Please answer the questions below, and leave your response in the box indicated near the entrance to the room when you leave the meeting. All responses will be tabulated. Thank you!

1. Problem Definition from City Council:

In April, 2008, the Boulder City Council adopted the following Problem Definition:

"To address the impact on existing established neighborhoods of new construction and additions that are incompatible in scale and bulk with the character of the neighborhood. The impacts to be considered include without limitation: consideration of size, open space, massing and bulk planes, loss of space between houses, privacy, view sheds, lot coverage, blank walls, setbacks, height and the streetscape and visual character."

Question 1.1:

How do you feel about the Problem Definition presented above?

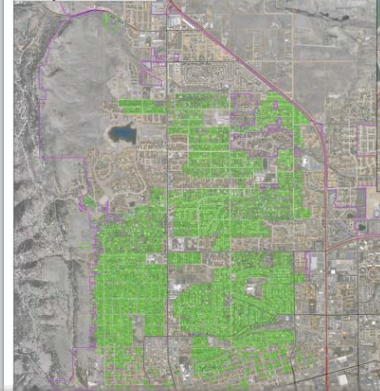
I Strongly Agree ___ I Agree ___ I am Neutral ___ I Disagree ___ I Strongly Disagree ___

Why? _____

Question 1.2:

In general terms, if you would modify the Problem Definition, what would you say?

Study Boundaries



Compatible Development in Single-Family Neighborhoods Community Workshop #1 - September 10, 2008

Development in Boulder's single-family residential areas is shaped by a number of factors including existing context and current regulations. Existing context includes existing building forms, lot coverage, setbacks, and other physical features. Current regulations include zoning codes, building codes, and other regulatory frameworks that influence the character of development that may occur in Boulder's single-family residential areas.

Part 1: Identifying Features and Issues Related to Context

A. Existing Conditions

Existing conditions contribute to the character of Boulder's residential design context and regulations. They include building height, lot coverage, and the physical mass of buildings as viewed from the street or neighboring properties. Discuss the existing conditions illustrations on the team worksheet. Then, identify three (3) key features of the context that should be considered for new development.



Describe the illustration of existing conditions. Then, identify three (3) key features of the context that should be considered when redesigning within a similar established context.

1. _____

2. _____

3. _____

B. Permitted Buildings

Current regulations such as setbacks, height limits and other regulatory frameworks define a three dimensional "building envelope" that limits where development may occur. This envelope is shown as a transparent bubble in the illustrations below. Development that would be permitted by current regulations is shown within the transparent building envelopes. Discuss the permitted development illustrations on the team worksheet and identify three (3) potential issues.



Describe the illustration of permitted development. Then, identify three (3) key issues that should be considered for new development.

1. _____

2. _____

3. _____

Activity #3 - Team Worksheet

Identifying Key Features, Issues and Compatible Design Elements

Although they do often influence the compatibility of development, trees and landscaping are not included in the illustrations at this early stage of the project. As this project continues, a number of additional design contexts will be studied and illustrated in workshop materials.

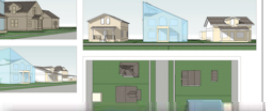
In this activity, we seek to gain an initial understanding of the effects of current regulations and development trends and also to identify some of the features of new buildings that may be compatible with existing context. On the Team Worksheet, a typical half-block area within one type of design context is illustrated in a number of different views. The building models in the illustration represent two conditions: Typical existing context and "permitted development."

Although they do often influence the compatibility of development, trees and landscaping are not included in the illustrations at this early stage of the project. As this project continues, a number of additional design contexts will be studied and illustrated in workshop materials.

As a team, answer the following questions on the Team Worksheet:

A. Existing Conditions

Existing features that contribute to the character of Boulder's residential design context and neighborhoods may include building height, lot coverage, massing and the physical mass of buildings as viewed from the street or neighboring properties. Discuss the existing conditions illustrations on the team worksheet. Then, identify three (3) key features of the context that should be considered for new development.



Describe the illustration of existing conditions. Then, identify three (3) key features of the context that should be considered when redesigning within a similar established context.

1. _____

2. _____

3. _____

B. Permitted Buildings

Current regulations such as setbacks, height limits and other regulatory frameworks define a three dimensional "building envelope" that limits where development may occur. This envelope is shown as a transparent bubble in the illustrations below. Development that would be permitted by current regulations is shown within the transparent building envelopes. Discuss the permitted development illustrations on the team worksheet and identify three (3) potential issues.



Describe the illustration of permitted development. Then, identify three (3) key issues that should be considered for new development.

1. _____

2. _____

3. _____

Compatible Development in Single-Family Neighborhoods Community Workshop #1 September 10, 2008

Activity #3 - Team Worksheet Instructions Identifying Key Features, Issues and Compatible Design Elements

Development in Boulder's single-family residential areas is shaped by a number of factors including existing context and current regulations. Existing context includes existing building forms, lot coverage, setbacks, and other physical features. Current regulations include zoning codes, building codes, and other regulatory frameworks that influence the character of development that may occur in Boulder's single-family residential areas.

In this activity, we seek to gain an initial understanding of the effects of current regulations and development trends and also to identify some of the features of new buildings that may be compatible with existing context. On the Team Worksheet, a typical half-block area within one type of design context is illustrated in a number of different views. The building models in the illustration represent two conditions: Typical existing context and "permitted development."

Although they do often influence the compatibility of development, trees and landscaping are not included in the illustrations at this early stage of the project. As this project continues, a number of additional design contexts will be studied and illustrated in workshop materials.

Part 1: Identifying Features and Issues Related to Context

As a team, answer the following questions on the Team Worksheet:

A. Existing Conditions

Existing features that contribute to the character of Boulder's residential design context and neighborhoods may include building height, lot coverage, massing and the physical mass of buildings as viewed from the street or neighboring properties. Discuss the existing conditions illustrations on the team worksheet. Then, identify three (3) key features of the context that should be considered for new development.

B. Permitted Buildings

Current regulations such as setbacks, height limits and other regulatory frameworks define a three dimensional "building envelope" that limits where development may occur. This envelope is shown as a transparent bubble in the illustrations below. Development that would be permitted by current regulations is shown within the transparent building envelopes. Discuss the permitted development illustrations on the team worksheet and identify three (3) potential issues.

Part 2: Identifying Compatible Elements

What are some of the design elements that can help achieve compatibility with the established context? As a team, discuss the set of photographs in the provided handout and identify design features that would be compatible with the context illustrated above. Then, select six (6) images that have some positive features which could contribute to compatibility and paste them below with captions to explain their selection. (Note that there may be some aspects of an image that may not be considered to be appropriate - focus on those elements that could be compatible.)

Activity 1

Compatible Development in Single-Family Neighborhoods Community Workshop #1

September 10, 2008

Activity #1 - Individual Worksheet

At this early stage in the Compatible Development in Single Family Neighborhoods Project, we seek to gain an understanding of your opinions about the basic direction the project should take. In this first activity, please express your opinions about the need for the project, the issues that are of greatest concern to you and the potential actions that should be considered. Please answer the questions below, and leave your response in the box indicated near the entrance to the room when you leave the meeting. All responses will be tabulated. Thank you!

1. Problem Definition from City Council:

In April, 2008, the Boulder City Council adopted the following Problem Definition:

"To address the impact on existing established neighborhoods of new construction and additions that are incompatible in scale and bulk with the character of the neighborhood. The impacts to be considered include without limitation: consideration of size, open space, massing and bulk planes, loss of space between houses, privacy, view sheds, lot coverage, blank walls, setbacks, height and the streetscape and visual character."

Question 1.1:

How do you feel about the Problem Definition presented above?

I Strongly Agree ___ I Agree ___ I am Neutral ___ I Disagree ___ I Strongly Disagree ___

Why? _____

Question 1.2:

In general terms, if you would modify the Problem Definition, what would you say?

2. Key Issues:

Question 2.1:

In your opinion, what are the three biggest issues that should be addressed in this project?

A. _____

B. _____

C. _____

3. Preliminary Action Ideas:

Question 3.1:

While it is very early in the process, please give your suggestions about any actions that should be considered:

A. _____

B. _____

C. _____

4. More Information and Suggestions:

Question 4.1:

As the project proceeds, what information do you believe will be helpful in making informed decisions about potential actions?

A. _____

B. _____

C. _____

Question 4.2:

Do you have any other suggestions for this project?

Question 4.3:

In which part of the city do you live? _____

Activity 2

Compatible Development in Single-Family Neighborhoods Community Workshop #1 September 10, 2008

Activity #2 - Team Worksheet Instructions Defining Different Contexts in Single-family Areas

Boulder's single-family residential areas share many features. Some areas do, however, differ significantly from each other. Those areas with similar features may be considered as distinct design "contexts." In some contexts, streets are straight, and are arranged in a grid pattern. Residential lots in these areas may have uniform setbacks and share design features such as a consistent building scale. In other contexts, streets may be curving with differently shaped lots and buildings aligning in an arc. Sloping hillsides, views and the presence or lack of alleys may also be distinguishing features of a design context.

Existing design contexts are important to recognize because they may affect the way in which buildings are perceived as well as the potential compatibility of new development. In this activity, we seek to identify some of the basic design contexts that exist in Boulder's single-family residential areas. Some of the variables that may define a context include:

Framework Features

- Alleys (present, or not)
- Topography (relatively flat, or steep)
- Street trees (common, or not)
- Sidewalks (attached to curb, detached from curb, or not present)

Site Features

- Front yards (typical depth, varied or uniform)
- Back yards (typical depth, varied or uniform)
- Building orientation (facing the street, or not)
- Building setbacks (typical depth, varied or uniform)
- Parking location (in front, set back and accessed from street, on alley)
- Driveways (common, or not)

Building Features

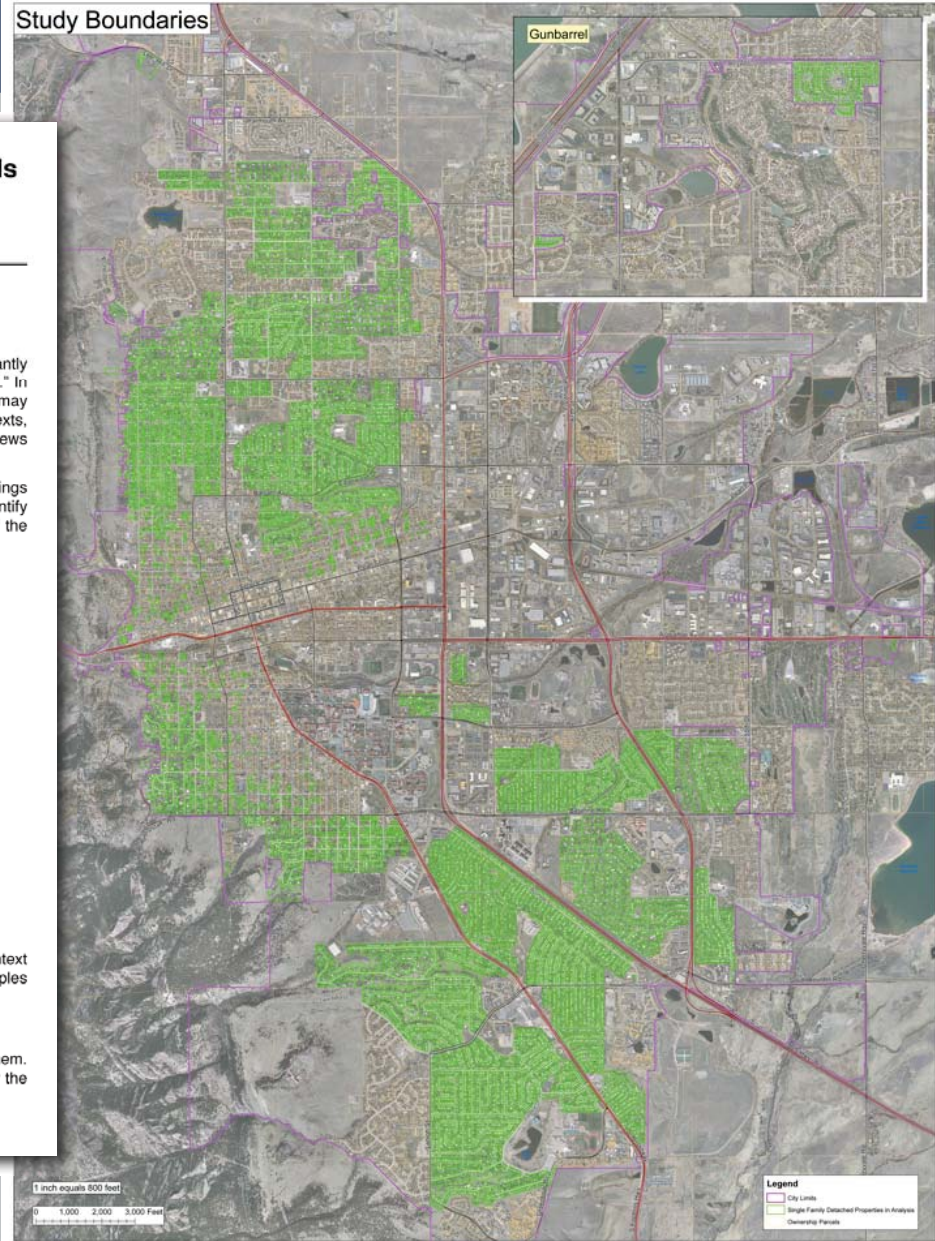
- Building heights (consistent or varied)
- Building forms (similar or varied)
- Building mass & scale (similar or varied)
- Building features (porches, entries, dormers, materials)

Task 1: Mapping Contexts

Working as a team, discuss how a range of physical characteristics may define a particular design context for some selected areas of the city. Identify at least three (3) different design contexts, and mark examples of them on the map.

Task 2: Describing the Contexts

Identify at least three features that define each context that your team has marked, and describe them. Use the Post-It sheets provided at the table to record them, and place them on the map. Consider the preceding list of design variables to help you in describing the key features.



Activity # 3

Compatible Development in Single-Family Neighborhoods Community Workshop #1 - September 10, 2008

Development in Boulder's single-family residential areas is shaped by a number of factors including existing context and current regulations. Existing context may constrain development in certain ways or may influence its perceived compatibility. Current regulations define a "building envelope" that further constrains development. Both existing context and current regulations influence the character of development that may occur in Boulder's single family residential areas.

Part 1: Identifying Features and Issues Related to Context

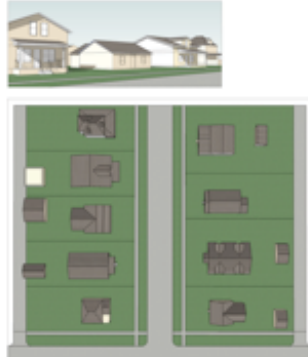
A. Existing Conditions

Existing features that contribute to the character of Boulder's residential design context and neighborhoods may include building height, open space patterns, and the perceived mass of buildings as viewed from the street or neighboring properties. Discuss the illustration of existing conditions. Then, identify three (3) key features of the context that should be considered for new development.



Discuss the illustrations of existing conditions. Then, identify three (3) key features of the context that should be considered when redeveloping within a similar established context.

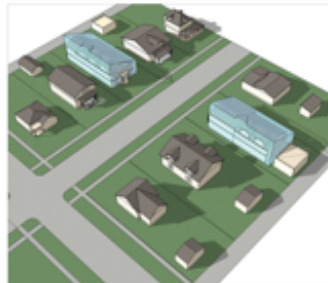
1. _____
2. _____
3. _____



In this activity, we seek to gain an initial understanding of the effects of current regulations and development trends and also to identify some of the features of new buildings that may be compatible with existing context. On this page, a typical half-block area within one type of design context is illustrated in a number of different views. The building models in the illustration represent two conditions: Typical existing context and "permitted development."

B. Permitted Buildings

Current regulations such as setbacks, height limits and solar access requirements define a three-dimensional "building envelope" that limits where development may occur. This envelope is shown as a transparent bubble on two selected lots in the illustrations below. Development that would be permitted by current regulations is shown within the transparent building envelopes. Discuss the illustrations of permitted development below and identify three (3) potential issues.



Discuss the illustrations of permitted development. Then, identify three (3) key issues that should be addressed:

1. _____
2. _____
3. _____



Activity #3 - Team Worksheet

Identifying Key Features, Issues and Compatible Design Elements

Although they do often influence the compatibility of development, trees and landscaping are not included in the illustrations at this early stage of the project. As this project continues, a number of additional design contexts will be studied and illustrated in workshop materials.

Part 2. Identifying Compatible Elements

What are some of the design elements that can help achieve compatibility with the established context? As a team, discuss the set of photographs in the provided handout and identify design features that would be compatible with the context illustrated above. Then, select six (6) images that have some positive features which could contribute to compatibility and paste them below with captions to explain their selection. (Note that there may be some aspects of an image that may not be considered to be appropriate - focus on those elements that could be compatible).

Next Steps

- Neighborhood Area Work Sessions
- Next two weeks
- Workshop Summary
- End of September
- Visual Survey
- October
- Community Workshop #2
- Early December

Workshop Summary - West Palm Beach, Florida

Implementing Blueprint Denver

3. BUILDING MASS & SCALE COMPATIBILITY

Building mass and scale is defined as the length, width, and height of the overall building.

3.1: How important is it that a new infill building reflects the traditional building mass and scale found in the area?

Very important; Moderately important; Not important

The image below shows the sample block, in which some of the existing structures have been replaced with new infill development. Please check one box corresponding with each of the identified infill buildings to indicate what you think best defines compatible mass and scale relative to the area.

3.2: 2 Story Infill, Stepped Walls

☐ Compatible
☐ Somewhat Compatible
☐ Not Compatible

Why?

3.3: 2 Story Infill, 1 Story in Rear

☐ Compatible
☐ Somewhat Compatible
☐ Not Compatible

Why?

3.4: 1 Story Infill

☐ Compatible
☐ Somewhat Compatible
☐ Not Compatible

Why?

3.5: 1 Story Infill

☐ Compatible
☐ Somewhat Compatible
☐ Not Compatible

Why?

3.6: 2 Story Infill

☐ Compatible
☐ Somewhat Compatible
☐ Not Compatible

Why?

Visual Survey - Denver

Building Mass & Scale in the Historic Districts of West Palm Beach

Community Workshop

April 26, 2007

The City of West Palm Beach is looking for tools to protect the character of its historic districts. The Building Mass and Scale Project seeks to identify the appropriate tools to address mass and scale as part of a wider goal to protect the design character of the city's historic districts.

To ensure that project outcomes reflect the needs and values of the community, the project will include active public participation. In addition to conducting a series of community workshops, the city and consultant team will conduct small group sessions and interviews with key stakeholders.

An initial visit by the consultant team included several stakeholder meetings as well as a larger kickoff workshop. More than 60 community members participated in the workshop which was held on the evening of April 26, 2007 in the West Palm Beach City Commission Chambers.

Workshop Objective

The objective of the first community workshop was to engage the public in the identification of historic district character and discuss threats to that character. To achieve that objective, the workshop was divided into three parts:

- **Background** on historic resources and the tools available to protect historic character
- **Identification of defining features** within the city's individual historic districts
- **Issues** affecting the defining features of the city's historic districts

The first community workshop included a background presentation and interactive workshop exercises designed to address the workshop objective.

Background Presentation

The community workshop began with a background presentation on basic preservation principles, identification of neighborhood character and available tools to protect that character.

- Nora Winter of Winter & Company discussed project objectives, identification of district character and the tools available to protect that character. Mr. Winter also presented a series of computer models designed to illustrate four different contexts seen within the city's historic districts.
- Jack Williams of Houshka Williams Architects discussed basic preservation principles and the protection of historic resources.
- Ellen Ugucioni of the Florida Historical Commission discussed basic preservation principles and the protection of Florida's historic resources.

A "Preservation 101" handout accompanied the presentation to provide more detailed background information of historic preservation principles and potential regulatory tools.